



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: PUBLIC HEARING TO CONSIDER ADOPTION OF UNIFORM CODES


MEETING DATE: March 17, 1993

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council conduct a public hearing to consider adopting the following Uniform Codes:

1991 Uniform Building Code
1991 Uniform Plumbing Code
1991 Uniform Mechanical Code
1991 Uniform Housing Code
1991 Uniform Code for the Abatement of Dangerous Buildings
1990 National Electrical Code

FUNDING: None required.


James B. Schroeder
Community Development Director

JBS/cg

cc: Chief Building Inspector

Attachments

APPROVED: 

THOMAS A. PETERSON
City Manager



recycled paper

CC-1

CCCD93.6/TXTD.01C



CITY OF LODI

CARNEGIE FORUM
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: March 17, 1993

Time: 7:30 p.m.

For information regarding this Public Hearing
Please Contact:

Jennifer M. Perrin
City Clerk
Telephone: 333-6702

NOTICE OF PUBLIC HEARING

March 17, 1993

NOTICE IS HEREBY GIVEN that on Wednesday, at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing to consider the following matter:

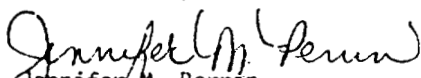
a) To consider the adoption of the following uniform codes:

- I. 1991 Uniform Building Code
- II. 1991 Uniform Plumbing Code
- III. 1991 Uniform Mechanical Code
- IV. 1991 Uniform Housing Code
- V. 1991 Code for the Abatement of Dangerous Buildings
- VI. 1990 National Electrical Code

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

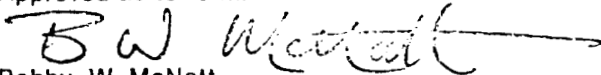
If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order Of the Lodi City Council:


Jennifer M. Perrin
City Clerk

Dated: February 17, 1993

Approved as to form:


Bobby W. McNatt
City Attorney

ORDINANCE NO. 1568-A

AN ORDINANCE ADOPTING THE "UNIFORM BUILDING CODE," 1991 EDITION, AND THE SECONDARY CODE REFERRED TO THEREIN, NAMELY THE "UNIFORM BUILDING CODE STANDARDS," 1991 WHICH CODES REGULATE THE DESIGN, CONSTRUCTION, QUALITY OF MATERIALS, USE AND OCCUPANCY, LOCATION AND MAINTENANCE OF BUILDINGS OR STRUCTURES IN THE CITY OF LODI, PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFORE, PROVIDING PENALTIES FOR THE VIOLATIONS THEREOF: REPEALING SECTIONS 15.04.010, 15.04.020, 15.04.030, 15.04.040, 15.04.050, 15.04.060, 15.04.070, AND 15.04.080 INCLUSIVE OF THE CODE OF THE CITY OF LODI, AND ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH.

WHEREAS, the City Council of the City of Lodi did on the 17th day of February, 1993, read the title of the above entitled ordinance and did thereupon schedule a public hearing thereon for March 17, 1993, at the hour of 7:30 o'clock p.m. of said day in the Carnegie Forum, 305 West Pine Street, Lodi, California, in accordance with the provisions of Section 50022.1 et seq. of the Government Code; and

WHEREAS, notice of the hearing was published twice in a newspaper of general circulation in accordance with the provisions of Section 50022.3 of the Government Code as appears by the Affidavit of Publication on file therein; and

WHEREAS, at the time set for hearing no protests were received by the City Council;

NOW THEREFORE the City Council of the City of Lodi does ordain as follows:

Section 1. Sections 15.04.010, 15.04.020, 15.04.030, 15.04.040, 15.04.050, 15.04.060, 15.04.070, and 15.04.080 of the Code of the City of Lodi are hereby repealed and the same are superseded and replaced by new Sections 15.04.010, 15.04.020, 15.04.030, 15.04.040, 15.04.050, 15.04.060, 15.04.070 and 15.04.080 to read as hereinafter set forth.

Section 2. There is hereby adopted a new Section 5-1 of the Code of the City of Lodi to read in full as follows:

Sec. 15.04.010. Adoption. The provisions set forth in the "Uniform Building Code," 1991 Edition, and set forth in the "Uniform Building Code Standards," 1991 Edition, together with appendix Chapters 1, 7, 32, 35, 49, 51, 55, 57 and 70 thereto, are hereby adopted as the Building Code of the City of Lodi. The Building Code of the City of Lodi shall apply to all matters pertaining to the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings or structures in the City of Lodi, California;

the issuance of building permits and the collection of fees therefor; and the enforcement of the rules and regulations as set forth in said "Uniform Building Code," 1991 Edition and the provisions of the "Uniform Building Code Standards," 1991 Edition, and appendixes thereto.

Section 3. There is hereby adopted a new Section 15.04.020 of the Code of the City of Lodi to read in full as follows:

Revisions, additions and deletions. The revisions, additions and deletions to the code adopted by the preceding section, where are hereby approved by the City Council as exceptions are as follows:

Sec. 15.04.020

UBC CHAPTER 1: Sec. 104(e). Add section--

"No person shall move or cause to be moved any building or structure within the incorporated area of the City of Lodi without first obtaining a moving permit from the Chief Building Inspector. Any such building or structure not fully meeting the requirements of the Building Code shall be repaired or remodeled in conformity with the provisions of this code either at the time of moving or after reaching its destination. In the event that the repair or remodel cannot be done before moving, the owner of the building or structure may, for the purpose of obtaining the moving permit, file with the Building Department a corporate surety bond or cash in an amount equal to the sum of the repair or remodel, said amount as estimated by the Chief Building Inspector; said bond guaranteeing that the repairs or remodel shall be completed within six months from the time of moving. In the event the remodel or repairs have not been completed in the specified time, the Chief Building Inspector shall initiate steps to complete repairs or remodel and apply costs against the forfeited bond.

"Notwithstanding the provisions of this section of the code, if in the opinion of the Chief Building Inspector the building or structure is not suitable for the purposes proposed and/or structurally does not conform to the minimum requirements of this ordinance, a moving permit can be refused.

"A written notice of appeals may be filed as per the allowed time limits for a hearing before the board of appeals of the City of Lodi as per Section 204 of the Building Code of the City of Lodi."

Section 4. There is hereby adopted a new Section 15.04.030 of the Code of the City of Lodi to read as follows:

Section 15.04.030

UBC CHAPTER 2: Sec. 201. Change to read:

"There is hereby established in the City of Lodi a Building Division of the Community Development Department which shall be under the jurisdiction of the Chief Building Inspector designated by the appointing authority, and whenever in this Code reference is made to

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'Building Official' it shall mean the Chief Building Inspector of the City of Lodi or his authorized representative."

Section 5. There is hereby adopted a new Section 15.04.040 of the Code of the City of Lodi to read as follows:

Section 15.04.040

UBC CHAPTER 2: Sec. 204(a) Change to read:

"In order to determine the suitability of alternate materials and types construction and to provide for reasonable interpretations of this code, the City Council shall sit as a board of appeals. The Chief Building Inspector shall be an ex-officio member and shall act as secretary of the board. Three members present shall constitute a quorum and no act of the board shall be valid unless a majority of the full board shall concur therein.

"The board of appears shall adopt reasonable rules and regulations for conducting a meeting and investigations and shall render a decision and findings in duplicate. A copy will go to the Chief Building Inspector with the other copy to the applicant."

Section 6. There is hereby adopted a new Section 15.04.050 of the Code of the City of Lodi to read in full as follows:

Section 15.04.050

UBC CHAPTER 3: Sec. 304 Sub. (a). Change paragraph 1 to read:

"Building Permit Fees. A fee for each building permit required by this Code shall be paid to the City of Lodi as set forth in Table No. 3-A, as modified herein. Fees shall be paid prior to permit issuance.

TABLE NO. 3-A

TOTAL VALUATION	FEEs
\$ 1.00 to \$ 500	\$20.00
\$ 501 to 2,000	\$20.00 for the first \$500 plus \$2.00 each additional \$100 or fraction thereof, to and including \$2,000.
\$ 2,001 to \$ 25,000	\$50.00 for the first \$2,000 plus \$10.00 for each additional thousand or fraction thereof to and including \$25,000.

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\$ 25,001 to \$ 50,000	\$280 for the first \$25,000 plus \$7.25 for each additional thousand or fraction thereof, to and including \$50,000.
\$ 50,001 to \$ 100,000	\$461.25 for the first \$50,000 plus \$5.00 for each additional thousand, or fraction thereof, to and including \$100,000.
\$ 100,001 to \$1,000,000	\$711.25 for the first \$100,000 plus \$3.90 for each additional thousand or fraction thereof.
\$1,000,000 and up	\$4,221.25 for the first \$1,000,000 plus \$2.80 for each additional thousand or fraction thereof.

OTHER INSPECTION FEES AND REFUNDS:

1. Inspections outside of normal business hours \$40.00 per Hr.
(Minimum charge - 3 hours)
2. Reinspection fee assessed under provision
of Section 305 (g) \$30.00 each
3. Inspection for which no fee is specifically
indicated \$30.00 per Hr.
4. Additional plan review required by changes,
additions or revisions to approved plans . . \$30.00 per Hr.
(Minimum charge - one-half hour)
5. Special inspections required by owners, real estate
agencies, or loan agencies to determine compliance
to the Building Code in effect at the time of
construction:
First hour \$80.00
Each additional hour \$30.00
6. Refunds on all permits shall be subject to a \$35.00
administrative processing fee.
7. Board of Appeals Fee \$250.00

Section 7. There is hereby adopted a new Section 15.04.060 of the Code of the City of Lodi to read as follows:

Section 15.04.060

UBC CHAPTER 5: Sec. 501.

Table No. 5A - Wall and Opening Protection of Occupancies Based on Location of Property - change to read:

"Group A, B, E, H, and I Occupancies: Fire Resistance of Exterior Walls.

"Exterior walls of 11 One-hour, 11-N and Type V construction shall be of four-hour fire-resistive construction when they are closer than five feet (5') to the property line with no openings permitted."

Section 8. There is hereby adopted a new Section 15.04.070 of the Code of the City of Lodi to read as follows:

Section 15.04.070

UBC CHAPTER 25: Sec. 2516 (c) 2. Underfloor Clearance. Change first paragraph to read:

"When wood joists, girders, or the bottom of wood structural floors without joists are located closer than 18 inches to exposed ground in crawl spaces or unexcavated areas located within the periphery of the building foundation, the floor assembly, including posts, girders, joists and subfloor, shall be approved wood of natural resistance to decay as listed in Section 2516 (c) 3 or treated wood."

Section 9. There is hereby adopted a new Section 15.04.080 of the Code of the City of Lodi to read as follows:

Section 15.04.080

UBC CHAPTER 29: Sec. 2907 (a). Add third paragraph:

"Concrete or masonry shall not be poured or set against wood, such as exterior porch, patio slab or concrete steps; the foundation height shall be increased sufficiently to insure concrete to concrete contact and any substitute shall have the specific approval of the Chief Building Inspector."

Section 10. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

Section 11. This ordinance shall be published one time in the "Lodi News Sentinel," a newspaper of general circulation printed and published in the City of Lodi, and shall be in force and take effect thirty days after its passage.

Approved this day of

PHILLIP A. PENNINO
Mayor

Attest:

JENNIFER M. PERRIN
City Clerk

State of California
County of San Joaquin, ss.

I, Jennifer M. Perrin, City Clerk of the City of Lodi, do hereby certify that Ordinance No.1568-A was introduced at a regular meeting of the City Council of the City of Lodi held March 17, 1993 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held _____, 1993 by the following vote:

Ayes: Council Members -
Noes: Council Members -
Absent: Council Members -
Abstain: Council Members -

I further certify that Ordinance No. 1568-A was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

JENNIFER M. PERRIN
City Clerk

Approved as to Form

JOBBY W. MCNATT
City Attorney

ORDINANCE NO. 1568-B

AN ORDINANCE ADOPTING THE "UNIFORM PLUMBING CODE," 1991 EDITION, PROVIDING FOR THE ESTABLISHING OF MINIMUM REGULATIONS FOR THE INSTALLATION, ALTERATION OR REPAIR OF PLUMBING AND DRAINAGE SYSTEMS AND THE INSPECTION THEREOF; PROVIDING PENALTIES FOR THE VIOLATIONS THEREOF; AND REPEALING SECTIONS 15.12.010, 15.12.020, 15.12.040 AND 15.12.100 INCLUSIVE OF THE CODE OF THE CITY OF LODI AND ALL OTHER ORDINANCES AND PARTS OR ORDINANCES IN CONFLICT THEREWITH.

WHEREAS, the City Council of the City of Lodi did on the 17th day of February 1993, read the title of the above entitled ordinance and did thereupon schedule a public hearing thereon for March 17, 1993, at the hour of 7:30 o'clock p.m. of said day in the Carnegie Forum, 305 West Pine Street, Lodi, California, in accordance with the provisions of Section 50022.1 et seq. of the Government Code; and

WHEREAS, notice of the hearing was published twice in a newspaper of general circulation in accordance with the provisions of Section 50022.3 of the Government Code as appears by the Affidavit of Publication on file herein; and

WHEREAS, at the time set for hearing no protests were received by the City Council;

NOW THEREFORE, the City Council of the City of Lodi does ordain as follows:

Section 1. Sections 15.12.010, 15.12.020, 15.12.040 and 15.12.100 inclusive of the Code of the City of Lodi are hereby repealed and the same are superseded and replaced by new Section 15.12.010, 15.12.020, 15.12.040 and 15.12.100 to read as hereinafter set forth.

Section 2. There is hereby adopted a new Section 15.12.010 of the Code of the City of Lodi to read as follows:

Sec. 15.12.010 Administration Fees.

Application and Scope. The provisions of this code shall apply to all new construction, relocated buildings, and to any alterations, repairs, or reconstruction, except as otherwise provided for in this code.

Section 3. There is hereby adopted a new Section 15.12.020 of the Code of the City of Lodi to read as follows:

Sec. 15.12.020 Adoption.

The provisions set forth in the "Uniform Plumbing Code," 1991 Edition, together with the appendixes thereto, are hereby adopted as the Plumbing Code of the City of Lodi. The Plumbing Code of the City

of Lodi shall apply to all matters pertaining to plumbing, drainage systems and gas fittings in the City of Lodi.

Section 4. There is hereby adopted a new Section 15.12.040 of the Code of the City of Lodi to read as follows:

Sec. 15.12.040 Department Having Jurisdiction. The Building Division of the Community Development Department and the Chief Building Inspector or his authorized representative shall enforce the provisions of this ordinance and shall have all of the duties and rights of the Administrative Authority as provided in the Uniform Plumbing Code, 1991 Edition.

Section 5. There is hereby adopted a new Section 15.12.100 of the City of Lodi to read as follows:

Sec. 15.12.100 Plumbing Permit Fees. A fee for each plumbing permit required by this Code shall be paid to the City of Lodi as hereinafter set forth. Fees shall be paid prior to permit issuance.

SCHEDULE OF FEES

For issuing each permit \$ 20.00

In addition:

1. For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping and backflow protection therefore) \$ 3.00
2. For each building sewer and each trailer park sewer \$ 7.50
3. Solar Heaters \$ 13.00
4. Rainwater systems - per drain \$ 2.50
5. For each fire hydrant (first one) \$170.00
(each additional) 45.00
6. For each private sewage disposal system \$ 18.00
7. For each water heater and/or vent \$ 4.00
8. For each gas piping system of one (1) to five (5) outlets \$ 4.00
9. For each gas piping system of six (6) or more, per outlet \$ 1.00

10. For each industrial waste pre-treatment interceptor, including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps \$ 20.00
11. For installation, alteration or repair of water piping and/or water treating equipment \$ 4.00
12. For repair or alteration of drainage or vent piping \$ 4.00
13. For each lawn sprinkler system on any one meter including backflow protection devices therefore \$ 4.00
14. For vacuum breakers or backflow protective devices on tanks, vats, etc. or floor installation on plumbing fixtures including necessary water piping:
 - One (1) to five (5) \$ 4.00
 - Over five (5), each \$ 1.00
15. Gasoline Storage Tanks \$ 20.00
16. For new single or multi-family building, the following flat rate shall apply (.035¢ per sq. ft.) \$.035
17. Fire sprinkler systems shall be based on value charged according to the fee schedule of Section 15.04.050 of the Code of the City of Lodi (Uniform Building Code, 1991 Edition)
18. Gas piping pressure test (PG&E) \$ 10.00
19. Swimming Pools \$ 15.00

OTHER INSPECTION FEES AND REFUNDS:

1. Inspections outside of normal business hours (Minimum charge - 3 hours) \$ 40.00 per hour
2. Reinspection fee \$ 30.00 each
3. Inspections for which no fee is specifically indicated \$ 30.00 per hour
4. Additional plan review required by changes, additions or revisions to approved plans (Minimum charge - one-half hour) \$ 30.00 per hour

5. Refunds on all permits shall be subject
to a \$35.00 administrative processing fee.
Section 6. All ordinances and parts of ordinances in conflict herewith
are repealed insofar as such conflict may exist.

Section 7. This ordinance shall be published one time in the "Lodi
News Sentinel", a daily newspaper of general circulation printed and
published in the City of Lodi and shall be in force and take effect
thirty days from and after its passage and approval.

Approved this day of

PHILLIP A. PENNINO
Mayor

Attest:

JENNIFER M. PERRIN
City Clerk

State of California
County of San Joaquin, ss.

I, Jennifer M. Perrin, City Clerk of the City of Lodi, do hereby
certify that Ordinance No.1568-B was introduced at a regular meeting
of the City Council of the City of Lodi held March 17, 1993 and was
thereafter passed, adopted and ordered to print at a regular meeting of
said Council held _____, 1993 by the following vote:

Ayes: Council Members -
Noes: Council Members -
Absent: Council Members -
Abstain: Council Members -

I further certify that Ordinance No. 1568-B was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

JENNIFER M. PERRIN
City Clerk

Approved as to Form

BOBBY W. McNATT
City Attorney

ORDINANCE NO. 1568-C

AN ORDINANCE ADOPTING THE "UNIFORM MECHANICAL CODE," 1991 EDITION, WHICH CODE PROVIDES REGULATIONS CONTROLLING THE DESIGN, CONSTRUCTION, INSTALLATION, QUALITY OF MATERIALS, LOCATION, OPERATION, AND MAINTENANCE OF HEATING, VENTILATING, COMFORT COOLING, REFRIGERATION SYSTEMS, INCINERATORS AND OTHER HEAT PRODUCING APPLIANCES IN THE CITY OF LODI, PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFORE; PROVIDING PENALTIES FOR THE VIOLATIONS THEREOF; AND REPEALING SECTIONS 15.08.010, 15.08.020, 15.08.030, 15.08.040 AND 15.08.060 INCLUSIVE OF THE CODE OF THE CITY OF LODI, AND ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH.

WHEREAS, the City Council of the City of Lodi did on the 17th day of February, 1993, read the title of the above entitled ordinance and did thereupon schedule a public hearing thereon for March 17, 1993, at the hour of 7:30 o'clock p.m. of said day in the Carnegie Forum, 305 West Pine Street, Lodi, California, in accordance with the provisions of Section 50022.1 et seq. of the Government Code; and

WHEREAS, notice of the hearing was published twice in a newspaper of general circulation in accordance with the provisions of Section 50022.3 of the Government Code as appears by the Affidavit of Publication on file therein; and

WHEREAS, at the time set for hearing no protests were received by the City Council;

NOW THEREFORE, the City Council of the City of Lodi does ordain as follows:

Section 1. Sections 15.08.010, 15.08.020, 15.08.030, 15.08.040 and 15.08.060 inclusive of the Code of the City of Lodi are hereby repealed and the same are superseded and replaced by new Sections 15.08.010, 15.08.020, 15.08.030, 15.08.040 and 15.08.060 inclusive to read as hereinafter set forth.

Section 2. There is hereby adopted a new Section 15.08.010 of the Code of the City of Lodi to read in full as follows:

Sec. 15.08.010 Adoption.

The provisions set forth in the "Uniform Mechanical Code," 1991 Edition, together with the appendixes thereto, are hereby adopted as the Municipal Code of the City of Lodi. The Mechanical Code of the City of Lodi shall apply in all matters pertaining to the erection, installation, alteration, repair, relocation, replacement, addition to, use, or maintenance of any heating, ventilation, comfort cooling, refrigeration

systems, incinerators or other miscellaneous heat-producing appliances; to the issuance of permits and the collection of fees thereto; and to the enforcement of the rules and regulations set forth in said "Uniform Mechanical Code," 1991 Edition, together with the appendixes thereto, within the City of Lodi.

Section 3. There is hereby adopted a new Section 15.08.020 of the Code of the City of Lodi to read as follows:

Section 15.08.020

Add Section 201(j), "Building Official," is added to the Uniform Mechanical Code adopted by Section 15.08.010, to read as follows:

Whenever in this Code reference is made to the Building Official, it shall mean the legally designated Chief Building Inspector of the City of Lodi or his authorized representative.

Section 4. There is hereby adopted a new Section 15.08.030 of the Code of the City of Lodi to read as follows:

Section 15.08.030

"Mechanical Permit Fees. A fee for each mechanical permit required by this Code shall be paid to the City of Lodi as hereinafter set forth in Table No. 3-A. Fees shall be paid prior to permit issuance.

1. For the issuance of each permit \$ 20.00
2. For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu's \$ 10.00
3. For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents to such appliance over 100,000 Btu's to and including 500,000 Btu's \$ 13.00
4. For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents to such appliance over 500,000 Btu's \$ 16.00
5. For the installation or relocation of each floor furnace, including vent \$ 10.00
6. For the installation or relocation of each suspended heater, recessed wall heater or floor mounted unit heater \$ 10.00

7. For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit \$ 5.00
8. For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporative cooling system, including installation of controls regulated by this code \$ 10.00
9. For the installation or relocation of each each boiler or compressor to and including three horsepower, or each absorption system to and including 100,000 Btu's \$ 10.00
10. For the installation or relocation of each boiler or compressor over three horsepower to and including 15 horsepower, or each absorption system over 100,000 Btu's to and including 500,000 Btu's \$ 18.00
11. For the installation or relocation of each boiler or compressor over 15 horsepower to and including 30 horsepower, or each absorption system over 500,000 Btu's to and including 1 000,000 Btu's \$ 25.00
12. For the installation or relocation of each boiler or compressor over 30 horsepower to and including 50 horsepower, or for each absorption system over 1,000,000 Btu's to and including 1,750,000 Btu's \$ 36.00
13. For the installation or relocation of each boiler or refrigeration compressor over 50 horsepower, or each absorption system over 1,750,000 Btu's \$ 61.00
14. For each air handling unit to and including 10,000 cubic feet per minute, including ducts attached thereto \$ 7.00

NOTE: This fee shall not apply to an air handling unit which is a portion of a factory assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in this Code.

15. For each air handling unit over 10,000 cubic feet per minute \$ 12.00

16. For each evaporative cooler other than portable type \$ 7.00
17. For each ventilation fan connected to a single duct \$ 5.00
18. For each ventilation system which is not a portion of any heating or air conditioning system authorized by a permit \$ 7.00
19. For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood \$ 7.00
20. For each appliance or piece of equipment regulated by this Code but not classes in other appliance categories, or for which no other fee is listed in this Code \$ 7.00
21. For single or multi-family building, the following flat rate shall apply (per sq. ft.) \$.035
22. Appliance inspection (PG&E) \$ 20.00

OTHER INSPECTION FEES AND REFUNDS

1. Inspections outside of normal business hours (Minimum charge - 3 hours) \$ 40.00 per hour
2. Reinspection fee assessed under provision of Section 305.(f) \$ 30.00
3. Inspections for which no fee is specifically indicated (Minimum charge - one-half hour) . . . \$ 30.00 per hour
4. Additional plan review required by changes, additions or revisions to approved plans (Minimum charge - one-half hour) \$ 30.00 per hour
5. Refunds on all permits shall be subject to a \$35.00 administrative processing fee.

Section 5. There is hereby adopted a new Section 15.08.040 of the Code of the City of Lodi to read in full as follows:

Section 15.08.040

Section 504. Installation. The Uniform Mechanical Code adopted in Section 10.08.010, is amended to read as follows:

Section 504.(g) Location of heating and cooling equipment. Heating, cooling, and swimming pool equipment shall not be located within the

required five-foot side yard setback as defined by the City of Lodi Zoning Ordinance for residential zonings.

Section 6. There is hereby adopted a new Section 15.08.060 of the Code of the City of Lodi to read in full as follows:

Sec. 15.08.060 Violation -- Misdemeanor

A. It shall be unlawful for any person, to erect, install, alter, repair, relocate, add to, replace, use, or maintain heating, ventilating, comfort cooling, or refrigeration equipment in the jurisdiction, or cause the same to be done, contrary to or in violation of any of the provisions of this Code. Maintenance of equipment which was unlawful at the time it was installed and which would be unlawful under this Code if installed after the effective date of this Code, shall constitute a continuing violation of this Code.

B. Any person violating any of the provisions of this Code shall be deemed guilty of a misdemeanor, and each person shall be deemed guilty of a misdemeanor, and each person shall be deemed guilty of a separate offense for each and every day or portion thereof during which this or any violation of any of the provisions of this Code is committed, continued, or permitted.

Section 7. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

Section 8. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this day of

PHILLIP A. PENNINO
Mayor

Attest:

JENNIFER M. PERRIN
City Clerk

=====

State of California
County of San Joaquin, ss.

I, Jennifer M. Perrin, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1568-C was introduced at a regular meeting of the City Council of the City of Lodi held March 17, 1993 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held _____, 1993 by the following vote:

Ayes: Council Members -
Noes: Council Members -
Absent: Council Members -
Abstain: Council Members -

I further certify that Ordinance No. 1568-C was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

JENNIFER M. PERRIN
City Clerk

Approved as to Form

BOBBY W. McNATT
City Attorney

ORDINANCE NO. 1568-D

AN ORDINANCE ADOPTING THE "UNIFORM HOUSING CODE, "1991 EDITION, WHICH CODE PROVIDES FOR THE MINIMUM REQUIREMENTS FOR THE PROTECTION OF LIFE, LIMB, HEALTH, PROPERTY, SAFETY AND WELFARE OF THE GENERAL PUBLIC AND THE OWNERS AND OCCUPANTS OF RESIDENTIAL BUILDINGS; PROVIDING PENALTIES FOR VIOLATION THEREOF; REPEALING SECTIONS 15.24.010 THROUGH 15.24.130 INCLUSIVE OF THE CODE OF THE CITY OF LODI, AND ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH.

WHEREAS, the City Council of the City of Lodi did on the 17th day of February, 1993 read the title of the above entitled ordinance and did thereupon schedule a public hearing thereof for March 17, 1993 at the hour of 7:30 o'clock p.m. of said day in the Carnegie Forum, 305 West Pine Street, Lodi, California, in accordance with the provisions of Section 50022.1 et seq. of the Government Code; and

WHEREAS, notice of the hearing was published twice in a newspaper of general circulation in accordance with the provisions of Section 50022.3 of the Government Code as appears by the Affidavit of Publication on file therein; and

WHEREAS, at the time set for hearing no protests were received by the City Council:

NOW THEREFORE the City Council of the City of Lodi does ordain as follows:

Section 1. Adoption.

The provisions set forth in the "Uniform Housing Code," 1991 Edition, together with appendixes thereto, are hereby adopted as the Housing Code of the City of Lodi. The Housing Code of the City of Lodi shall apply in all matters pertaining to all buildings or portions thereof used, or designed or intended to be used, for human habitation within the City of Lodi.

Section 2. Revisions, additions and deletions.

The revisions, additions and deletions to the "Uniform Housing Code," 1991 Edition, adopted by the preceding section, which are hereby approved by the City Council as exceptions, read as follows:

- (a) Delete Sec. 203, "Housing Advisory and Appeals Board."
- (b) Add to Sec. 401 "Definitions," subparagraph "Board of Appeals," to read as follows:

"Whenever in this Code reference is made to the 'Board of Appeals,' 'Appeals Board,' or 'Housing Advisory Board' it shall mean the City Council of the City of Lodi."

(c) Add to Sec. 401 "Definitions," subparagraph 'Building Official' to read as follows:

"Whenever in this Code reference is made to the Building Official' it shall mean the legally designated Chief Building Inspector of the City of Lodi or his authorized representative."

(d) Sec. 401, "Definitions," subparagraph "Health Officer," change to read:

"Whenever in this Code reference is made to the 'City Health Officer' or 'Health Officer' it shall mean the legally designated Director of the San Joaquin County Environmental Health Division or his authorized representative."

(e) Add to Sec. 401, "Definitions," subparagraph 'Fire Marshal,' to read as follows:

"Whenever in this Code reference is made to the 'City Fire Marshal' or 'Fire Marshal' it shall mean the Fire Marshal of the City of Lodi or his authorized representative."

(f) Sec. 1201 (a), (b) and (c). Change to read:

"Sec. 1201. Appeal to City Council.

"Any person aggrieved by any order of the Building Official hereunder to repair, vacate and repair, or demolish any building or structure, or portion thereof, may appeal such order to the City Council. The appeal, which shall be in writing and which shall state the substance of the order appealed from, shall be submitted to the City Council within ten (10) days from the date of personal service or mailing of the order which is being appealed. The City Council shall set the matter for hearing. Notice of the date, hour and place of the hearing shall be posted and served at least ten (10) days before the date set for the hearing in the manner and upon the persons specified in Section 401 (c), (d) and (e). The notice shall order all interested parties who desire to be heard to appeal and show cause, if any they have, why the building or structure, or portion thereof, involved in the proceedings should not be repaired, vacated and repaired, or demolished."

(g) Sec. 1202. Change to read:

"Hearing Before City Council. At the time stated in the notice, the City Council shall hold a hearing, and hear and consider any evidence offered by the Building Official, owner, occupant or person in charge and control, mortgagee or beneficiary under any deed of trust, lessees, or any other person having any estate or interest in said building or structure, pertaining to the matters set forth in the Notice to Repair, Vacate and Repair, or Demolish. Upon the conclusion of the hearing, the City Council shall render its decision."

(h) Sec. 1203. Change to read:

"Order of City Council. If, from a full and fair consideration of the evidence and testimony received at the hearing, the City Council shall determine that the building or structure, or any portion thereof, is unsafe and a public nuisance, then it shall overrule the appeal and issue an order certified by the City Clerk:

(1) That the building or structure must be repaired, vacated and repaired, or demolished;

(2) That the occupant, lessee, or other person in possession must vacate said building or structure, or that he may remain in possession while repairs are being made;

(3) That any mortgagee, beneficiary under a deed of trust, or any other person having an interest or estate in said building or structure may, at his own risk, repair, vacate and repair, or demolish it.

"The order shall (i) set forth the information required in Section 1101(b) paragraph 1, (ii) contain a statement of particulars that render the building or structure unsafe and a public nuisance; and (iii) contain a statement of the things required to be done. The order shall specify (i) the time within which the work required must be commenced, which shall be not less than ten days after the issuance of the order, and (ii) a reasonable time within which the work shall be completed.

(i) Sec. 1204. Change to read:

"Serving and Posting of Order of City Council. Copies of the order of the City Council shall be posted on the building or structure involved and served in the manner and upon the persons specified in Section 1101 (c), (d) and (e)."

(j) Delete Sections 1301 through 1305 inclusive, "Procedure for Conduct of Hearing Appeals."

(k) Sec. 1501 (a) and (b). Change to read:

"Sec. 1501. Sale, Repair or Demolition.

"Whenever an order to repair, vacate and repair, or demolish any building or structure, or any portion thereof, has not been complied with within the time set by the Building Official, or by the City Council, whether under appeal or not, the City Council shall have the power, in addition to any other remedy herein provided, to:

"(1) Cause the material of any such building or structure to be sold in any manner that the Council may determine upon; provided, however, that any such sale shall be upon condition that the building or structure be forthwith demolished, the wreckage and debris thereof removed and the lot cleaned. The Council may sell any such building singly or otherwise. Any surplus from the sale of any such building or

structure, or group of buildings and structures, over and above the cost of demolition and of cleaning the site shall be retained to be distributed to the parties or persons lawfully entitled thereto.

"(2) Cause the building or structure to be repaired or demolished. The cost thereof shall be assessed against the property upon which the particular building or structure is located. The repair or demolition of any building or structure, or sale of the materials thereof, shall be by a contract awarded following advertisement for bids, to the lowest and best bidder in the case of repair or demolition work and to the highest and best bidder in the case of repair or demolition work and to the highest and best bidder in the case of the sale of material.

"Arrangements, as prescribed by the City Council in this section, preparing for the repair, demolition, or sale of materials, of or from any structure discussed in the Code shall be the responsibility of the Building Official. However, no such arrangements nor other work to that end shall be initiated prior to specific instructions from the City Council indicating such action."

(l) Delete Sec. 1502, "Repair and Demolition Fund."

(m) Delete Sec. 1609, "Report to Assessor and Tax Collector: Addition of Assessment to Tax Bill."

(n) Delete Sec. 1612, "Repayment of Repair and Demolition Fund."

Section 3. Violations and Penalties: No person, whether as owner, lessee, sublessee, or occupant, shall erect, construct, enlarge, alter, repair, move, improve, remove, demolish, equip, use, occupy, or maintain any building or premises, or cause or permit the same to be done, contrary to, or in violation of, any of the provisions of this Code or any order issued by the Chief Building Inspector hereunder. Any person violating the provisions of this Section shall be guilty of a misdemeanor for each day such violation continues.

Section 4. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

Section 5. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this day of

PHILLIP A. PENNINO
Mayor

Attest:

JENNIFER M. PERRIN
City Clerk

State of California
County of San Joaquin, ss.

I, Jennifer M. Perrin, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1568-D was introduced at a regular meeting of the City Council of the City of Lodi held March 17, 1993 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held _____, 1993 by the following vote:

Ayes:	Council Members -
Noes:	Council Members -
Absent:	Council Members -
Abstain:	Council Members -

I further certify that Ordinance No. 1568-D was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

JENNIFER M. PERRIN
City Clerk

Approved as to Form

BOBBY W. McNATT
City Attorney

ORDINANCE NO. 1568-E

AN ORDINANCE ADOPTING THE "UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS," 1991 EDITION, WHICH CODE PROVIDES REGULATIONS FOR THE REPAIR, VACATION, AND DEMOLITION OF BUILDINGS OR STRUCTURES ENDANGERING THE LIFE, LIMB, HEALTH, PROPERTY, SAFETY AND WELFARE OF THE GENERAL PUBLIC AND THEIR OCCUPANTS; PROVIDING PROCEDURES AND PENALTIES FOR THE VIOLATION THEREOF; REPEALING SECTIONS 15.28.010 THROUGH 15.28.170 INCLUSIVE OF THE CODE OF THE CITY OF LODI, AND ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH.

WHEREAS, the City Council of the City of Lodi did on the 17th day of February, 1993 read the title of the above entitled ordinance and did thereupon schedule a public hearing thereof for March 17, 1993 at the hour of 7:30 o'clock p.m. of said day in the Carnegie Forum, 305 West Pine Street, Lodi, California, in accordance with the provisions of Section 50022.1 et seq. of the Government Code; and

WHEREAS, notice of the hearing was published twice in a newspaper of general circulation in accordance with the provisions of Section 50022.3 of the Government Code as appears by the Affidavit of Publication on file therein; and

WHEREAS, at the time set for hearing no protests were received by the City Council;

NOW THEREFORE the City Council of the City of Lodi does ordain as follows:

Section 1. Adoption.

The provisions set forth in the "Uniform Code for the Abatement of Dangerous Buildings," 1991 Edition, are hereby adopted as the Unsafe Building Abatement Code the City of Lodi. The Unsafe Building Abatement Code of the City of Lodi shall apply in all matters pertaining to dangerous buildings, as herein defined, which are now in existence or which may hereafter be constructed in the City of Lodi.

Section 2. Revisions, additions and deletions.

The revisions, additions and deletions to the "Uniform Code for the Abatement of Dangerous Buildings," 1991 Edition, adopted by the preceding section, which are hereby approved by the City Council as exceptions, read as follows:

(a) Delete Sec. 205, "Board of Appeals."

(b) Add new Sec. 303, "Board of Appeals," to read as follows:

"Whenever in this Code reference is made to the 'Board of Appeals,' it shall mean the City Council of the City of Lodi."

(c) Add new Sec. 304, "Building Official" to read as follows:

"Whenever in this Code reference is made to the Building Official' it shall mean the legally designated Chief Building Inspector of the City of Lodi or his authorized representative."

(d) Add new Sec. 305, "Health Officer," to read as follows:

"Whenever in this Code reference is made to the 'City Health Officer' or 'Health Officer' it shall mean the legally designated Director of the San Joaquin County Environmental Health Division or his authorized representative."

(e) Add new Sec. 306, "Fire Marshal," to read as follows:

"Whenever in this Code reference is made to the 'City Fire Marshal' or 'Fire Marshal' it shall mean the Fire Marshal of the City of Lodi or his authorized representative."

(f) Sec. 501 (a), (b) and (c). Change to read:

"Sec. 501. Appeal to City Council.

"Any person aggrieved by any order of the Building Official hereunder to repair, vacate and repair, or demolish any building or structure, or portion thereof, may appeal such order to the City Council. The appeal, which shall be in writing and which shall state the substance of the order appealed from, shall be submitted to the City Council within ten (10) days from the date of personal service or mailing of the order which is being appealed. The City Council shall set the matter for hearing. Notice of the date, hour and place of the hearing shall be posted and served at least ten (10) days before the date set for the hearing in the manner and upon the persons specified in Section 401 (c), (d) and (e). The notice shall order all interested parties who desire to be heard to appeal and show cause, if any they have, why the building or structure, or portion thereof, involved in the proceedings should not be repaired, vacated and repaired, or demolished."

(g) Sec. 502. Change to read:

"Hearing Before City Council. At the time stated in the notice, the City Council shall hold a hearing, and hear and consider any evidence offered by the Building Official, owner, occupant or person in charge and control, mortgagee or beneficiary under any deed of trust, lessees, or any other person having any estate or interest in said building or structure, pertaining to the matters set forth in the Notice to Repair, Vacate and Repair, or Demolish. Upon the conclusion of the hearing, the City Council shall render its decision."

(h) Sec. 503. Change to read:

"Order of City Council. If, from a full and fair consideration of the evidence and testimony received at the hearing, the City Council shall determine that the building or structure, or any portion thereof, is unsafe and a public nuisance, then it shall overrule the appeal and issue an order certified by the City Clerk:

(1) That the building or structure must be repaired, vacated and repaired, or demolished;

(2) That the occupant, lessee, or other person in possession must vacate said building or structure, or that he may remain in possession while repairs are being made;

(3) That any mortgagee, beneficiary under a deed of trust, or any other person having an interest or estate in said building or structure may, at his own risk, repair, vacate and repair, or demolish it.

"The order shall (i) set forth the information required in Section 401(b) paragraph 1, (ii) contain a statement of particulars that render the building or structure unsafe and a public nuisance; and (iii) contain a statement of the things required to be done. The order shall specify (i) the time within which the work required must be commenced, which shall be not less than ten days after the issuance of the order, and (ii) a reasonable time within which the work shall be completed.

(i) Sec. 504. Change to read:

"Serving and Posting of Order of City Council. Copies of the order of the City Council shall be posted on the building or structure involved and served in the manner and upon the persons specified in Section 401 (c), (d) and (e)."

(j) Delete Sections 601 through 605 inclusive, "Procedure for Conduct of Hearing Appeals."

(k) Sec. 801 (a) and (b). Change to read:

"Sec. 801. Sale, Repair or Demolition.

"Whenever an order to repair, vacate and repair, or demolish any building or structure, or any portion thereof, has not been complied with within the time set by the Building Official, or by the City Council, whether under appeal or not, the City Council shall have the power, in addition to any other remedy herein provided, to:

"(1) Cause the material of any such building or structure to be sold in any manner that the Council may determine upon; provided, however, that any such sale shall be upon condition that the building or structure be forthwith demolished, the wreckage and debris thereof removed and the lot cleaned. The Council may sell any such building singly or otherwise. Any surplus from the sale of any such building or structure, or group of buildings and structures, over and above the cost of demolition and of cleaning the site shall be retained to be distributed to the parties or persons lawfully entitled thereto.

"(2) Cause the building or structure to be repaired or demolished. The cost thereof shall be assessed against the property upon which the particular building or structure is located. The repair or demolition of any building or structure, or sale of the materials thereof, shall be by a contract awarded following advertisement for bids, to the lowest and best bidder in the case of repair or demolition

work and to the highest and best bidder in the case of repair or demolition work and to the highest and best bidder in the case of the sale of material.

"Arrangements, as prescribed by the City Council in this section, preparing for the repair, demolition, or sale of materials, of or from any structure discussed in the Code shall be the responsibility of the Building Official. However, no such arrangements nor other work to that end shall be initiated prior to specific instructions from the City Council indicating such action."

(l) Delete Sec. 802, "Repair and Demolition Fund."

(m) Change Sec. 901 to read:

"The Building Official shall keep an itemized account of the expense incurred by the City in the repair or demolition of any building done pursuant to the provisions of Section 701 (c) 3 of this Code. Upon the completion of the work of repair or demolition, said Building Official shall prepare and file with City Clerk a report specifying the work done, the itemized and total cost of the work, a description of the real property upon which the building or structure is or was located, and the names and addresses of the persons entitled to notice pursuant to subsection (c) of Section 401.

(n) Delete Sec. 909, "Report to Assessor and Tax Collector: Addition of Assessment to Tax Bill."

(o) Delete Sec. 912, "Repayment of Repair and Demolition Fund."

Section 3. Violations and Penalties.

No person, whether as owner, lessee, sublessee, or occupant, shall erect, construct, enlarge, alter, repair, move, improve, remove, demolish, equip, use, occupy, or maintain any building or premises, or cause or permit the same to be done, contrary to, or in violation of, any of the provisions of this Code or any order issued by the Chief Building Inspector hereunder. Any person violating the provisions of this Section shall be guilty of a misdemeanor for each day such violation continues.

Section 4. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

Section 5. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this day of

PHILLIP A. PENNINO
Mayor

Attest:

JENNIFER M. PERRIN
City Clerk

State of California
County of San Joaquin, ss.

I, Jennifer M. Perrin, City Clerk of the City of Lodi, do hereby
certify that Ordinance No. 1568-E was introduced at a regular meeting
of the City Council of the City of Lodi held March 17, 1993 and was
thereafter passed, adopted and ordered to print at a regular meeting of
said Council held _____, 1993 by the following vote:

Ayes:	Council Members -
Noes:	Council Members -
Absent:	Council Members -
Abstain:	Council Members -

I further certify that Ordinance No. 1568-E was approved and signed by
the Mayor on the date of its passage and the same has been published
pursuant to law.

JENNIFER M. PERRIN
City Clerk

Approved as to Form

BOBBY W. McNATT
City Attorney

ORDINANCE NO. 1568-F

AN ORDINANCE ADOPTING THE "NATIONAL ELECTRICAL CODE," 1990 EDITION, WHICH CODE REGULATES THE INSTALLATION, ALTERATION, OR ADDITION OF ELECTRICAL WIRING, DEVICES, APPLIANCES, OR EQUIPMENT IN THE CITY OF LODI; AND REPEALING SECTIONS 15.16.010, 15.16.150 and 15.16.160 OF THE CODES OF THE CITY OF LODI, AND ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH.

WHEREAS, the City Council of the City of Lodi did on the 17th day of February, 1993, read the title of the above entitled ordinance and did thereupon schedule a public hearing thereon for March 17, 1993, at the hour of 7:30 o'clock p.m., of said day in the Carnegie Forum, 305 West Pine Street, Lodi, California, in accordance with the provisions of Section 50022.1 et seq. of the Government Code; and

WHEREAS, notice of the hearing was published twice in a newspaper of general circulation in accordance with the provisions of Section 50022.3 of the Government Code as appears by the Affidavit of Publication on file therein; and

WHEREAS, at the time set for hearing no protests were received by the City Council:

NOW, THEREFORE, the City Council of the City of Lodi does ordain as follows:

Section 1. Sections 15.16.010, 15.16.150 and 15.16.160 of the Code of the City of Lodi, are hereby repealed and are superseded and replaced by the following new Sections 15.16.010, 15.16.150 and 15.16.160 to read as hereinafter set forth.

Section 2. There is hereby adopted a new Section 15.16.010 of the Code of the City of Lodi in full as follows:

Sec. 15.16.010 Adoption.

The provisions set forth in the "National Electrical Code," 1990 Edition, are hereby adopted as the Electrical Code of the City of Lodi. The Electrical Code of the City of Lodi shall apply to all matters pertaining to the installation, alteration or addition of electrical wiring, devices, appliances, or equipment in the City of Lodi, California; and the enforcement of the rules and regulations as set forth in the "National Electrical Code," 1990 Edition.

Section 3. There is hereby adopted a new Section 15.16.150 of the Code of the City of Lodi to read in full as follows:

Sec. 15.16.150. Electrical work to conform to approved standards; publications on file with City Clerk.

Except as otherwise provided herein, all installations whereby electrical energy is to be distributed or utilized shall be in strict conformity with the most approved methods of construction for safety to life and property.

The following publications, which are on file in the office of the Clerk of the City of Lodi, shall be prima facie evidence of such approved methods and are hereby declared to be a part hereof.

(a) The "National Electrical Code," 1990 Edition.

(b) The "Electrical Safety Orders" of the Division of Industrial Safety of the State of California, Part 3 of Title 24.

Section 4. There is hereby adopted a new Section 15.16.160 of the Code of the City of Lodi to read in full as follows:

Sec. 15.16.160. Fees.

(a) The fees prescribed in this section shall be paid to the City of Lodi for each installation for which a permit is required by this article and shall be paid at the time the permit is issued.

(b) The fees for additional electrical installations not included in or authorized on the original permit shall be billed as an added account on the first day of each month following the completion of the work and final approval by the Inspector.

(c) In the event that added inspection fees due for any previous inspections shall not have been paid as required by this article, such fees shall be paid upon request and before any subsequent inspection for any electrical installation shall be made.

(d) The fee for inspection work shall be as follows:

- (1) For issuing permits, a fee shall be paid for issuing each permit in addition to all other charges specified in this section \$ 20.00 each
- (2) For wiring outlets at which current is issued or controlled \$ 1.00 each
- (3) For fixtures, sockets or other lamp holding devices less than eighteen inches apart \$ 1.00 each
- (4) For each five feet or fraction thereof multi-outlet assembly \$ 1.00 each
- (5) For electric discharge lighting fixtures \$ 2.00 each
- (6) Mercury vapor lamps and equipment \$ 2.00 each

- (7) Heaters \$ 4.00 each
- (8) X-Ray Machines \$ 5.00 each
- (9) Swimming Pools \$ 30.00 each
- (10) Electric ranges, range top and ovens,
clothes dryers, water heaters \$ 5.00 each
- (11) For fixed motors, transformers, welder,
rectifier, air conditioners and other
miscellaneous equipment or appliances
shall be that given in the following table
for the rating thereof;
- | | |
|--|----------|
| Up to and including 1 hp | \$ 5.00 |
| Over 1 and not over 5 | \$ 7.00 |
| Over 5 and not over 20 | \$ 10.00 |
| Over 20 and not over 50 | \$ 15.00 |
| Over 50 and not over 100 | \$ 20.00 |
| Over 100 - Each motor per hp | \$.20 |
- (12) For any equipment or appliance containing more than one
motor or other current consuming components in addition to
the motor or motors, the combined electrical ratings,
converted to KVA of all shall be used to determine the
fee; for the purpose of this subsection one H.P. or one
KW is equivalent to one KVA.
- (13) The fees for a change of location or replacement of
equipment on the same premises shall be the same as that
for a new installation. However, no fees shall be
required for moving any temporary construction motor
from one place to another on the same site during the
time of actual construction work after a permit has once
been obtained.
- (14) For switchboards the fees for installing, changing,
replacing, relocating, or reinstalling a switchboard,
or for additions to an existing switchboard shall be as
follows:
- | | |
|-------------------------------------|---------------|
| a. 600 volts and less | |
| First switchboard section | \$ 20.00 each |
| Each additional section | \$ 10.00 each |
| b. Over 600 volts | |
| Each additional section | \$ 15.00 each |
- (15) For distribution panels the fee for each
distribution panel, panelboard, or motor
control panel that is installed, changed,
replaced, relocated or reinstalled . . . \$ 10.00 each

- (16) For service installations, the installation of each set of service conductors and equipment, including changing, replacing or relocating existing service equipment, the fees shall be as shown in the following table:

TYPE OF SERVICE UNDER 600 VOLTS (Including One Meter)

0 to 100 Amperes	\$ 10.00
101 to 200 Amperes	\$ 20.00
201 to 500 Amperes	\$ 30.00
500 to 1200 Amperes	\$ 40.00
Over 1200 Amperes	\$ 75.00
All services over 600 volts	\$ 75.00
For each additional meter	\$ 2.00

- (17) For single-family dwelling on new construction work the following flat rate shall apply, service panels, all outlets, range, dryer, and other miscellaneous circuits \$.035 per SF
- (18) For multi-family building on new construction work the following flat rate shall apply, subpanels, all outlets, range, dryer, and any other miscellaneous circuits \$.035 per SF
- (19) Signs \$ 15.00 each
- (20) Inspection of damaged service \$ 20.00 each
- (e) No permit shall be issued to any person unless all fees due are paid in full.
- (f) Other Inspection Fees and Refunds
- (1) Inspections outside of normal business hours (Minimum charge - 3 hours) \$ 40.00 per hour
- (2) Reinspection fee \$ 30.00 each
- (3) Inspections for which no fee is specifically indicated \$ 30.00 per hour
- (4) Additional plan reviewed by changes, additions or revisions to approved plans (Minimum charge - one-half hour) \$ 30.00 per hour
- (5) Refunds on all permits shall be subject to a \$35.00 administrative processing fee.

Section 5. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

Section 6. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this day of

PHILLIP A. PENNINO
Mayor

Attest:

JENNIFER M. PERRIN
City Clerk

=====
State of California
County of San Joaquin, ss.

I, Jennifer M. Perrin, City Clerk of the City of Lodi, do hereby certify that Ordinance No.1568-F was introduced at a regular meeting of the City Council of the City of Lodi held March 17, 1993 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held _____, 1993 by the following vote:

Ayes:	Council Members -
Noes:	Council Members -
Absent:	Council Members -
Abstain:	Council Members -

I further certify that Ordinance No. 1568-F was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

JENNIFER M. PERRIN
City Clerk

Approved as to Form

BOBBY W. McNATT
City Attorney

ORD1568F/TXTA.01V

MEMORANDUM, City of Lodi, Community Development Department

TO: City Council

FROM: Roger G. Houston, Chief Building Inspector

DATE: March 8, 1993

SUBJECT: Adoption of Uniform Codes

The uniform codes are dedicated to the development of minimum standards which protect property and human life. The Uniform Building Code guarantees to the purchaser of a property that the structure is constructed adequately to resist earthquake, wind, rain and fire, and will maintain its property value if properly maintained.

The Uniform Plumbing, Mechanical and National Electrical Codes provide for sanitation, comfort, convenience and life safety in their respective fields. The Uniform Housing Code provides minimum standards for human habitation and the City has developed a housing inspection program with the help of block grant monies. The Uniform Code for the Abatement of Dangerous Buildings allows the City to deal with unsafe buildings by either demolition or repair.

Changes to the Codes are processed each year and published every three years in a form permitting ready adoption by local communities. These changes are carefully reviewed by code committees and are debated at the annual business meeting before they are allowed to become part of the code. These meetings allow the free exchange of views leading to changes which are responsive to the concerns of the construction industry, design professionals and building officials.

The Uniform Codes also provide a uniform basis for licensed contractors in the bidding process.

The State of California adopts the Uniform Codes by reference and requires cities and counties to adopt the same within six months. This process insures uniformity in enforcement between jurisdictions.

In addition to the Uniform Codes, the Building Inspection Division is also charged with the enforcement of the State of California handicap and energy regulations.

To that end, I have prepared the adopting ordinances for your approval.

Adoption of Uniform Codes
March 8, 1993
Page 2.

In conjunction with the codes adoption, we are requesting an 11-1/2% increase in fees, as recommended by the Permit Processing Committee. Hopefully, this increase will cover the rate of inflation that has occurred since we last adopted codes three years ago.

When the code adoption process is complete, we will be initiating a series of educational and information-sharing meetings between City staff and the construction industry. The topic of the first meeting will be the changes in the Uniform Building Code.

In addition to adopting the codes as published, the City Council can, and has, adopted amendments to the Uniform Building Code based on local conditions. We currently have two amendments that provide additional protection against termites for raised wood floor construction. We would like to add an amendment to provide the same type of protection for concrete slab floors in the form of a requirement that all soil be pre-treated for subterranean termites prior to the placement of the concrete slab. Pretreatment is currently required on all F.H.A. projects and the applicator is required to specify the chemical used and guarantee the termite protection for five years. A copy of the termite soil treatment guarantee would have to be delivered to the Building Inspection Division prior to final inspection. The cost to pretreat a 1600-square-foot home would be approximately \$400.

This could be money well spent when you consider that treatment after the fact requires removal of carpet and the drilling of holes in the slab, not to mention the repair of the termite damage.

If directed by the Council, I will prepare specific language for an amendment requiring pretreatment of the soil prior to concrete placement.

If Council has any questions, I would be happy to address them at this time.